

CHARLES HAWKINS CO.

FOR SALE

±10,557 SF Flex Building

Centrally Located near Berry Hill, 100 Oaks & the Fairgrounds

2408 Felts Avenue, Nashville, TN 37211



HIGHLIGHTS

- ±10,557 SF Flex Building for Sale
- ±2,305 SF Warehouse
 - Additional Mezzanine Storage
 - 17' Clear Height
 - (1) Dock Door (8' x 10') with temporary metal ramp
 - Suspended Gas Heaters
 - Skylights
 - Power Service: 3 Phase, 200 Amp, 120 V
- ±8,252 SF Office
 - Creative, high-end buildout
 - (15) Private Offices
 - Open Training Room
 - Oversized Conference Room
- Sale Price: \$3,330,000
- Zoned IWD
- Prime location near Berry Hill, 100 Oaks, Fairgrounds, and GEODIS Park soccer stadium
- Strategically positioned ±0.2 miles from I-440



Tee Patterson, SIOR

First Vice President

O: 615.345.7229

tpatterson@charleshawkinsco.com

Jake Morris

Senior Vice President

O: 615.345.7245

jmorris@charleshawkinsco.com

Exclusively listed by:

Charles Hawkins Co.

2920 Berry Hill Dr., Ste 100

Nashville, TN 37204

T: 615.256.3189

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, changes of price, withdrawals without notice, and to any specific conditions imposed by our principal.

For Sale
±10,557 SF Available
Flex Building

2408 Felts Ave
Nashville, TN 37211
Davidson County

**CHARLES
HAWKINS CO.**

PHOTOS



Tee Patterson, SIOR
First Vice President
O: 615.345.7229
tpatterson@charleshawkinsco.com

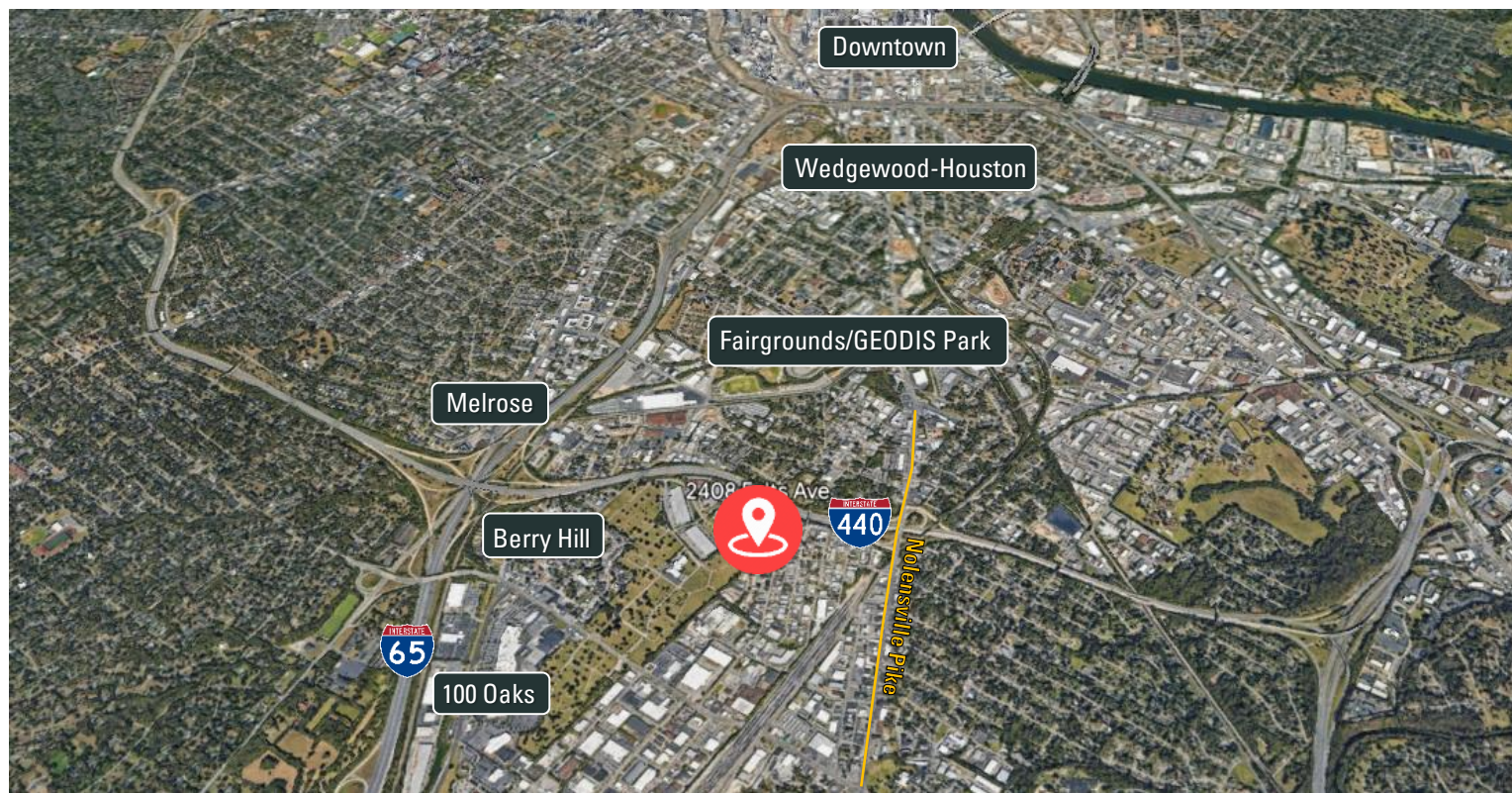
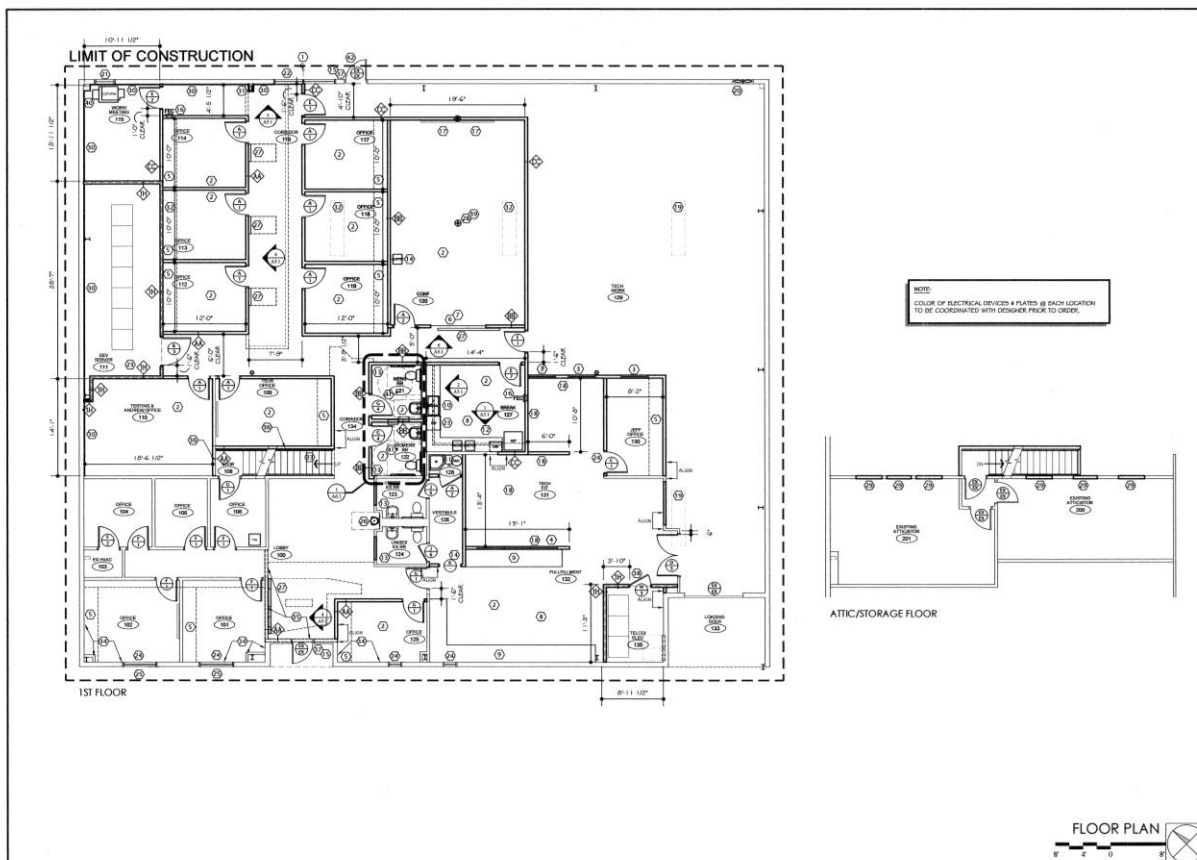
Jake Morris
Senior Vice President
O: 615.345.7245
jmorris@charleshawkinsco.com

Exclusively listed by:
Charles Hawkins Co.
2920 Berry Hill Dr., Ste 100
Nashville, TN 37204
T: 615.256.3189

2408 Felts Ave
Nashville, TN 37211
Davidson County

CHARLES
HAWKINS CO.

FLOOR
PLAN



Tee Patterson, SIOR
First Vice President
O: 615.345.7229
tpatterson@charleshawkinsco.com

Jake Morris
Senior Vice President
O: 615.345.7245
jmorris@charleshawkinsco.com

Exclusively listed by:
Charles Hawkins Co.
2920 Berry Hill Dr., Ste 100
Nashville, TN 37204
T: 615.256.3189